

# \$628,900 - 176 1 Street Sw, Medicine Hat

MLS® #A2234206

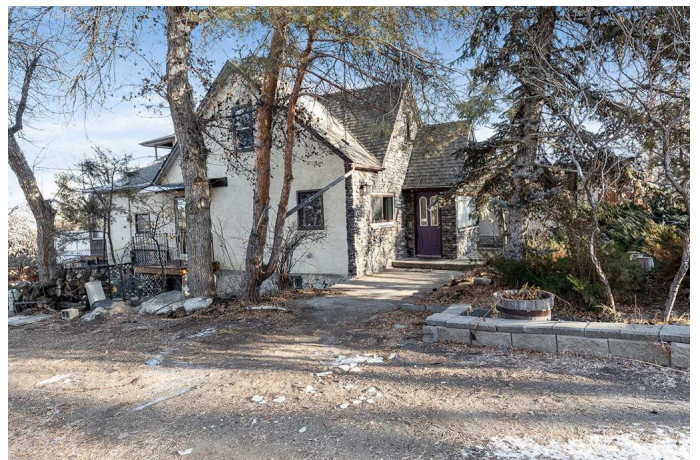
**\$628,900**

3 Bedroom, 3.00 Bathroom, 2,703 sqft

Residential on 0.43 Acres

SW Hill, Medicine Hat, Alberta

This might just be one of the most beautiful locations along the South Saskatchewan River Medicine Hat has to offer!! Welcome to 176 1st Street SW, within walking distance to the historic Downtown, wake up to the stunning sunrise and take in the sunset every evening, you will never want to leave your yard! This unique and whimsical property was one of the cities original homes having enjoyed a substantial renovation in the 80's adding on beautiful amounts of additional and wonderful space! Featuring 3 Bedroom up including laundry and a primary space enjoy taking in the outdoors, eagles flying and the peace of the river flowing when you wake up every morning. This space features an ensuite with claw tub, walk-in shower and unique custom vanity, a huge walk-in closet and a private covered balcony to take in the view. The main floor features all kinds of space for cozy sitting areas, work space and a den that could easily be a main floor bedroom if needed. The walk-out basement features a rec room and storage pond; this functional space can become what ever you desire! There are so many walls in this home that are just ready for your art collection! The yard is a gardeners dream boasting, fruit trees perennial beds, ponds and decks for entertaining and outdoor living! This property offers the unique situation of being next to a spacious easement, offering additional off street parking and privacy. Recent and notable upgrades are hot water tank, shingles, garage, exterior stonework



replaced, and the massive back deck has been upgraded! Don't miss this opportunity to own in this prestigious location!

Built in 1910

### **Essential Information**

MLS® #	A2234206
Price	\$628,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,703
Acres	0.43
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	176 1 Street Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A3Y9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete, Combination

## Additional Information

Date Listed	June 25th, 2025
Days on Market	55
Zoning	R-LD

## Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.